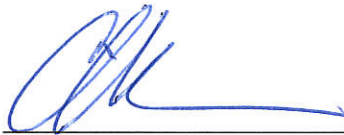


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, September 15, 2015
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for September 1, 2015.
3. Consider preliminary and final site plan for duplex at 1290 North 200 West, Robert Gibson representing Andrea Dawn Hancock, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
September 1, 2015
6:30 P.M.

Present: Vice Chairman – Dave Badham; City Council Representation - Richard Higginson; Planning Commission Members – Mike Allen, Von Hill, Sean Monson, and Sharon Spratley; City Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Chairman – Tom Smith

1. Welcome and Introductions.

Vice Chairman Badham opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for August 18, 2015.

Richard Higginson made a motion to approve the minutes for August 18, 2015 as written. Sean Monson seconded the motion.

Voting passed 4-0-2 in favor with Commission Members Badham, Higginson, Monson, and Spratley voting Aye with Mike Allen and Von Hill abstaining.

3. PUBLIC HEARING – Consider approval of a Conditional Use Permit Amendment and preliminary and final site plan approval to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx 35 West 100 South, Hepworth Investments, applicant.

Brian Knowlton and Aric Jensen representing Knowlton General and Hepworth Investments were present. Chad Wilkinson presented the staff report.

The applicant, Brian Knowlton, representing the Hepworth family is requesting an amended Conditional Use Permit and preliminary and final site plan approval to construct an 18-unit multifamily development. The planning commission originally approved a Conditional Use Permit for this property on June 2, 2015. Approval of the proposed amendment will supersede the previous plans.

The amended proposal reduces the overall units from 42 units to 18 and removes from the application the properties originally included on the south west of the site. The revised proposal includes a new driveway on 100 West requiring removal of one of the previously approved buildings. The driveway has been relocated to the north with a large landscape buffer area between the driveway and the property to the northwest. The revised proposal now exceeds the minimum parking requirement by several spaces and includes the required number of covered parking spaces. Submittal of a revised landscape plan consistent with the amended plan will be required prior to building permit approval. No changes have been proposed to the architecture of the buildings or the height of the structures. Setbacks for the remaining buildings remain the same as originally proposed. The dumpster location was specifically discussed during the previous review. However, the new location is also consistent with the direction given by the planning commission. Small changes are proposed to the drainage

plan including a new catch basin at the driveway on 100 West. The storm drain storage has remained unchanged with the proposal and provision of sewer and water to the buildings is consistent with the previous approval.

Impacts were considered in the previous review and the Conditional Use Permit provides an opportunity for public comment on the revised proposal. As of the date of this report, no public comments have been received. The property is located in a developed area with access to adequate sewer and water. The proposal meets the requirements of the Downtown Zone related to parking and access and the proposed building heights and setbacks meet the requirements of the zoning ordinance.

Staff recommends that the Planning Commission approve the amended Conditional Use Permit for Phase 2 of the mixed use commercial/residential development and forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to issuance of building permits, the property shall be consolidated into one parcel.
3. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Approval of the amended Conditional Use Permit and site plan nullifies the previous approval. Any development of area shown as future phase will require additional approval by the Planning Commission and City Council.

Mr. Knowlton stated that the landscaping will remain the same as the prior approved Conditional Use Permit with the addition of a large green space on the west side of the property.

Mr. Jensen clarified that the owners for the Phase 3 project have not made a definite timeframe to start construction. It is not the intent of the owners to go forward this year with this phase, possibly in 2016 or 2017 depending on their schedule.

Mr. Mahan suggested that condition #4 be changed to read: "Approval of the amended Conditional Use Permit and site plan ~~nullifies~~ rescinds the previous approval. Any development of area shown as future phase will require additional approval by the Planning Commission and City Council."

Vice Chairman Badham opened the Public Hearing at 6:41 p.m.

Chad Wilkinson reported that the letter from Cherie and Jared Sebring was given to each Commission Member will be submitted as a public comment.

Mr. Mahan would like to remind everyone that a Conditional Use Permit was already granted for this project and this meeting is to approve the amended Conditional Use Permit, which includes a reduction in the number of units.

Lynn and Tanya Bascom reside at 195 N 100 East. Mr. Bascom asked for clarification in the changes of the proposed and previously approved project density. Mrs. Bascom wanted to know if the future phase would use the proposed phase parking structures to increase the density of the future phase.

Mr. Knowlton stated that this project has been reduced from 42 units to 18 units and the current and

future projects are separate and will stand on its own. The density of the future phase has not been yet been decided.

Vice Chairman Badham closed the Public Hearing at 6:55 p.m.

Staff discussed the egress/shared driveway. Mr. Knowlton stated that the previous plans did include a shared driveway.

Mr. Jensen wanted clarification on condition #2 "Prior to issuance of building permits, the property shall be consolidated into one parcel." Mr. Mahan stated that the condition is for the Conditional Use Permit not the site plan.

Von Hill made a motion to approve the Amended Conditional Use Permit with the change of the wording of Condition #4 "Approval of the amended Conditional Use Permit and site plan rescinds the previous approval. Any development of area shown as future phase will require additional approval by the Planning Commission and City Council." Sharon Spratley seconded the motion.

Voting was 6-0 with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting Aye.

Richard Higginson made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx 35 West 100 South as outlined by staff. Sean Monson seconded the motion.

Voting was 6-0 with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting Aye.

4. Planning Director's report, review of pending applications and miscellaneous business.

1. Stoker School parking lot will be hosting Food Truck League every Fridays 6-10 until October.
2. Next Planning Commission meeting to be held on September 15, 2015.
3. Next City Council meeting to be held on September 8, 2015.
4. Planning Commissioners are invited to attend the Utah APA Conference in October.
5. Upcoming agenda items.

Vice Chairman Badham ascertained there were no other items to discuss. The meeting was adjourned at 7:01 p.m.

Chad Wilkinson, City Planner

Commission Staff Report

Item # 3



Subject: Preliminary and Final Site Plan Approval for a Duplex in the RM-13 Zone.

Address: 1290 North 200 West

Author: Chad Wilkinson, Planning Director

Department: Planning and Engineering

Date: September 15, 2015

Background

The applicant, Robert Gibson, representing Andrea Hancock, is requesting approval of preliminary and final site plan approval for a duplex in the RM-13 zoning district. The property is located on the east side of 200 West near the northwest entrance to Viewmont High School. The site is currently occupied by an existing single family dwelling. Surrounding uses include Viewmont High School to the east and north, single family residential to the west and multifamily residential to the south.

Analysis

The lot is .41 acre in size and therefore has a maximum density of 7 units to the acre. Based on the size of the lot, the maximum number of units on the property is 2. The proposal includes removal of the existing home on the parcel and replacement with a new two-story duplex. The units will each contain 3 + bedrooms and the proposed structure meets the required setbacks for the zoning district.

The site is accessed from a single driveway on 200 West. Water is proposed to be provided to the site via an existing water line running through the school property to the east. Evidence of easement for this water line will be required prior to building permit. Sewer service and irrigation will be provided to the site from existing lines in 200 West. The site slopes from the southeast to the northwest and the applicant proposes to provide a detention facility on the northwest portion of the site with connection to the existing drainage facility to the north. An additional storm drain inlet will be required on the north side of the driveway.

The property meets the minimum percentage of landscape area, however additional details showing how landscaping will be provided on the site and how the landscaping will be integrated in the drainage area must be provided. Parking standards for multifamily development require a minimum of 2.5 spaces per unit with .25 guest spaces per unit. The proposed plan includes 3-car garages for both of the proposed unit along with a guest parking space on the west side of the property in front of the home. The parking as proposed meets the standards of the Land Use Ordinance. The guest parking space is setback 25 feet as required by ordinance.

Department Review

The application has been reviewed by the City Planner and City Engineer.

Significant Impacts

The property is located in a developed area with access to adequate sewer and water. The proposal will replace one existing unit with two units, which will not create significant impacts to traffic or public facilities.

Recommendation

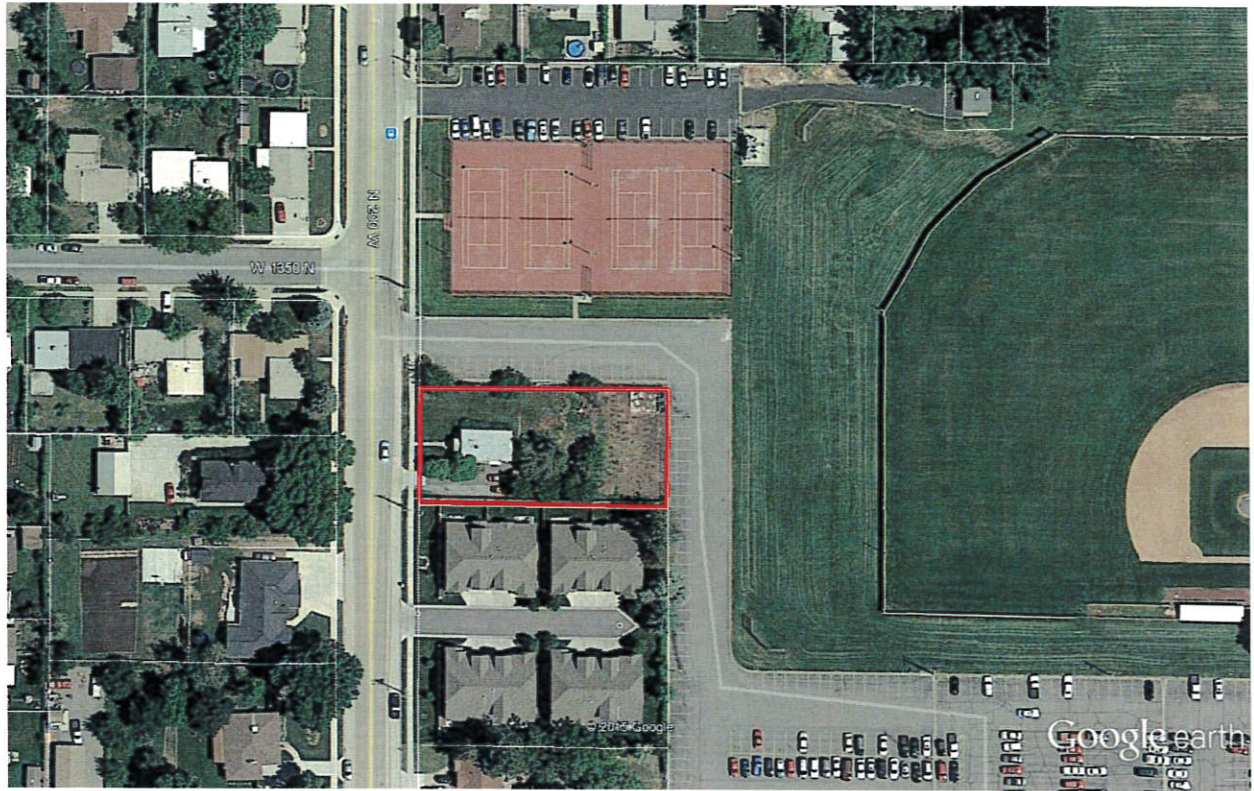
Staff recommends that the planning commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications required for storm drainage on the site. Include the following:
 - a. Show an extra storm drain inlet on the northwest of the existing driveway.
2. Prior to building permit approval, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. The landscape plan should identify percentages of landscaping and open space as required by Code.

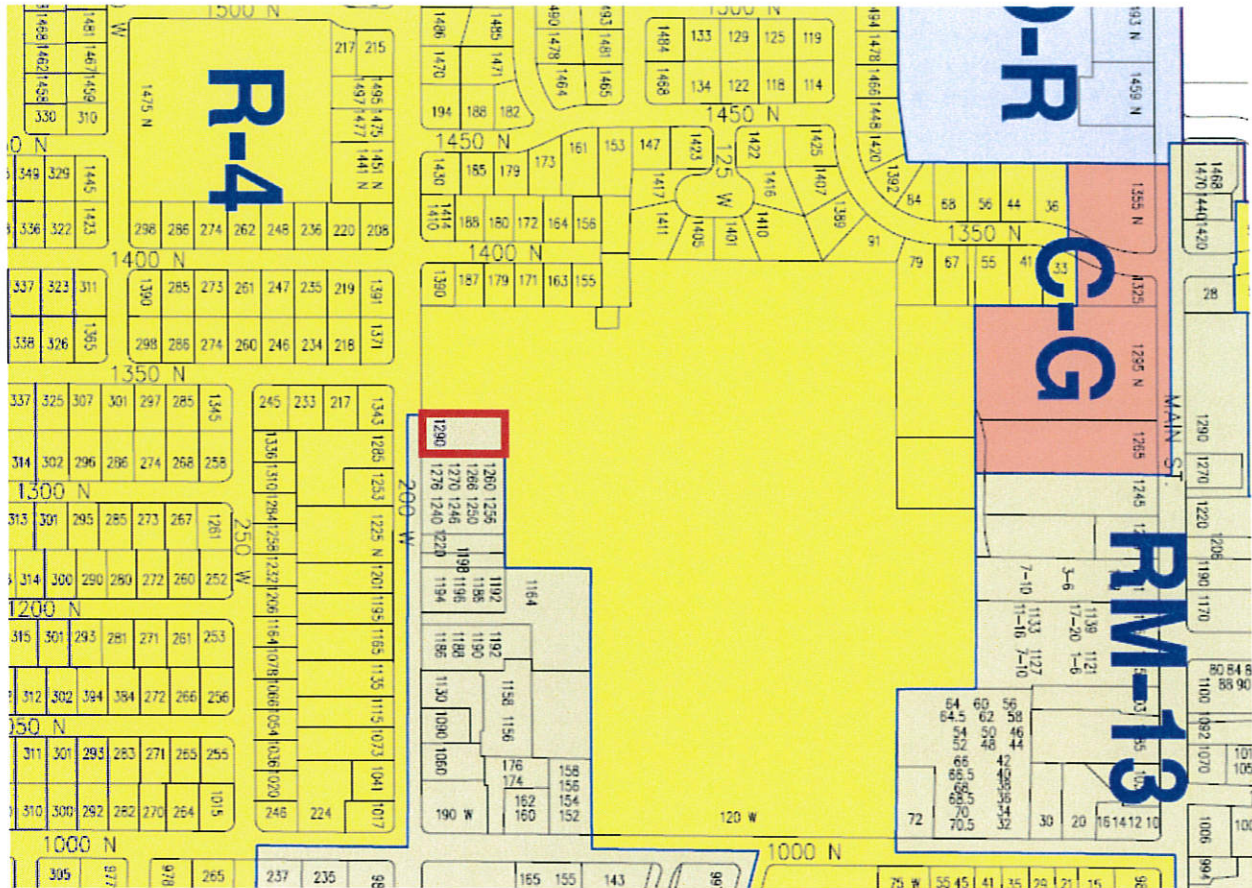
Attachments

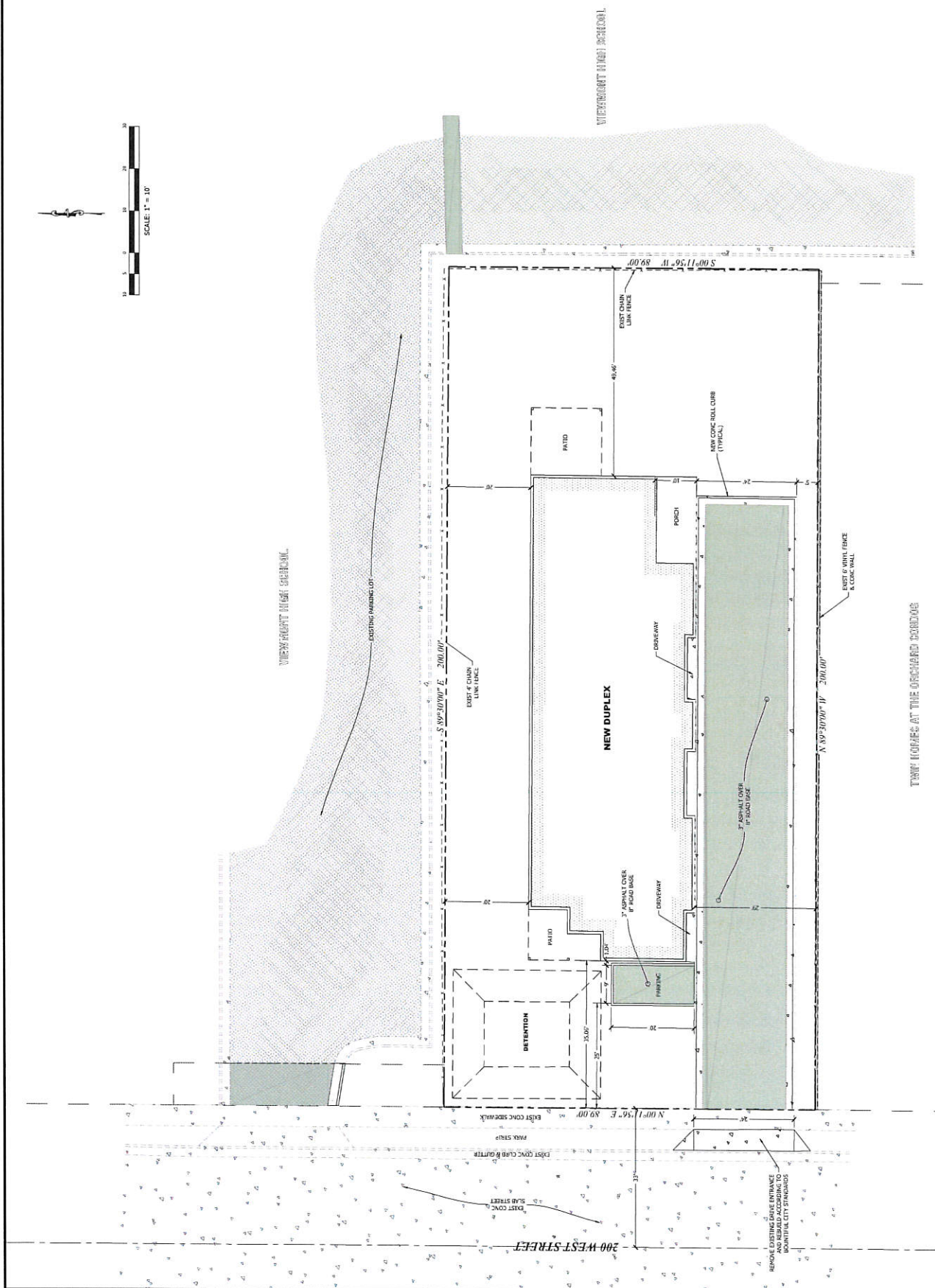
1. Aerial photo
2. Zoning Map
3. Site plan
4. Building Elevations
5. Floor Plans

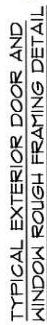
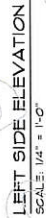
Aerial Photo



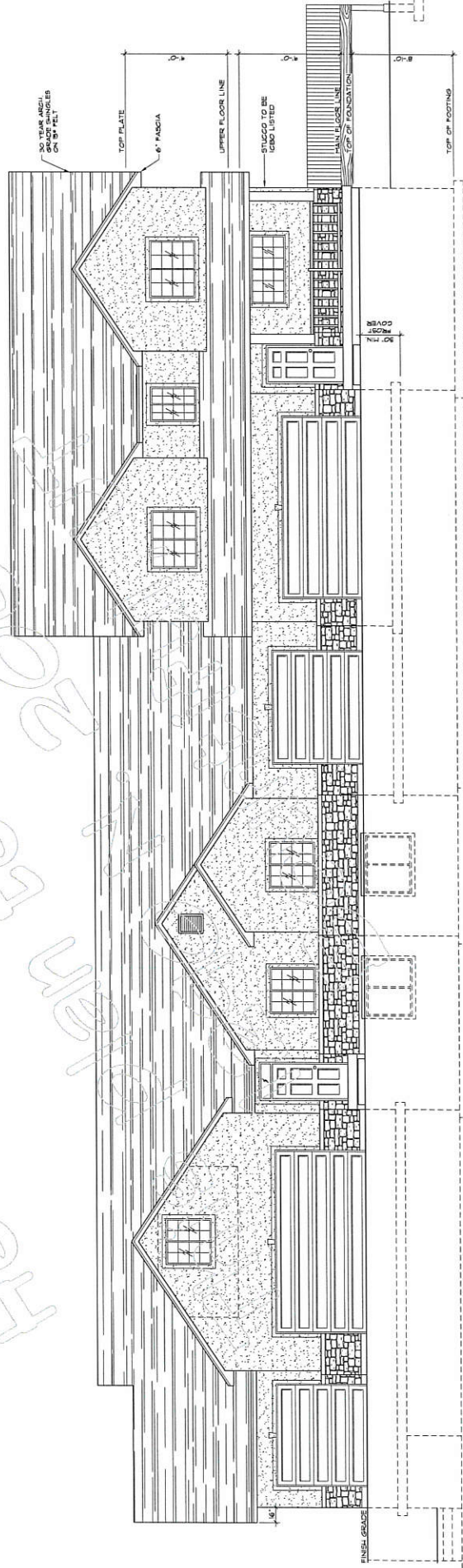
Zoning Map



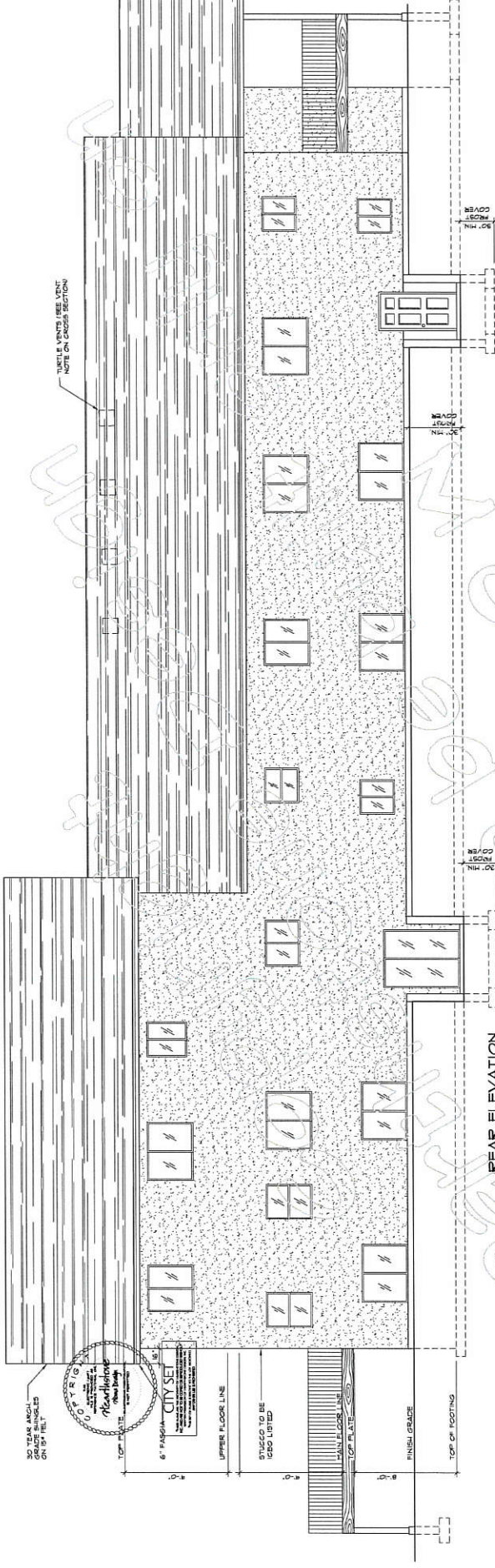
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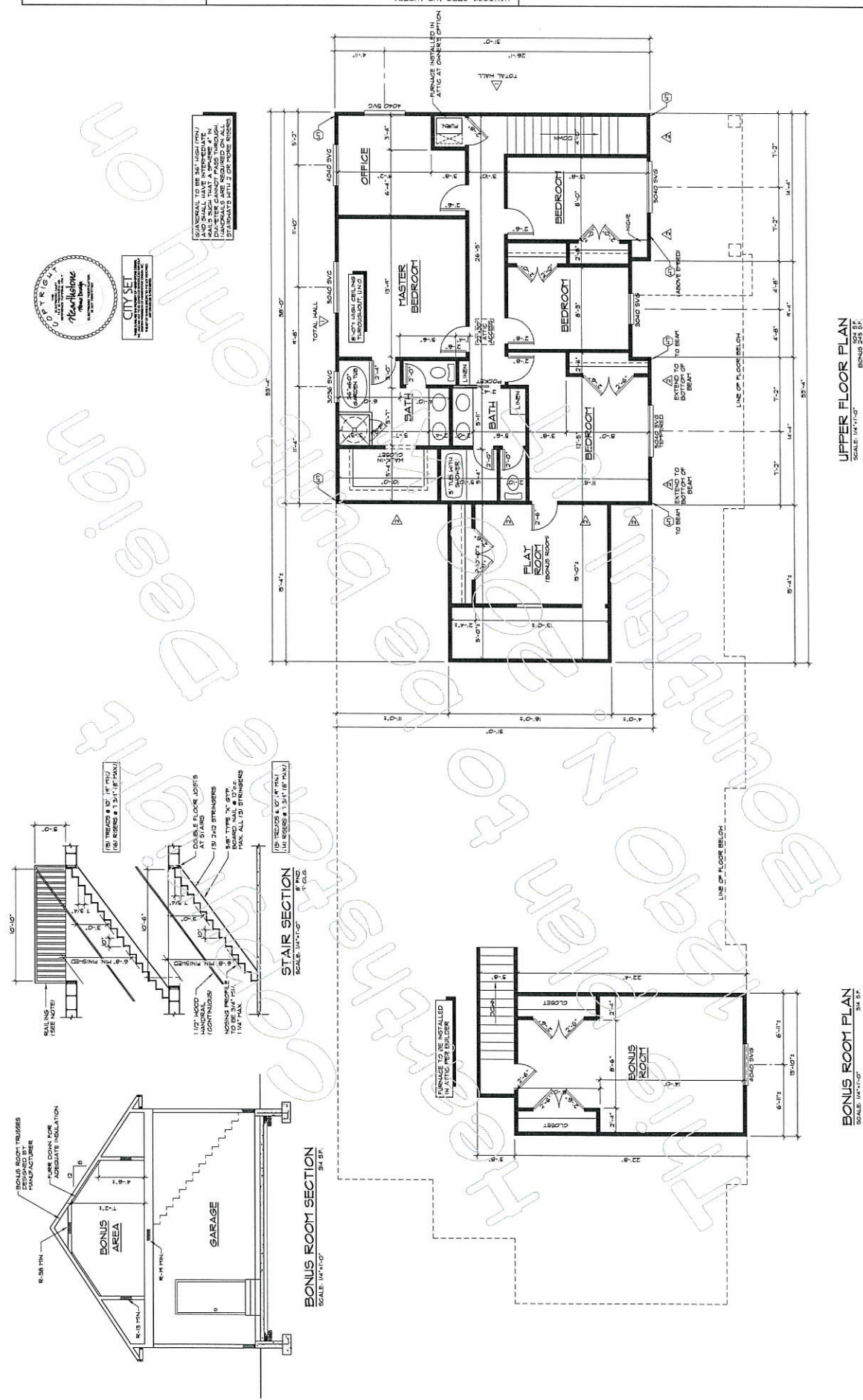
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

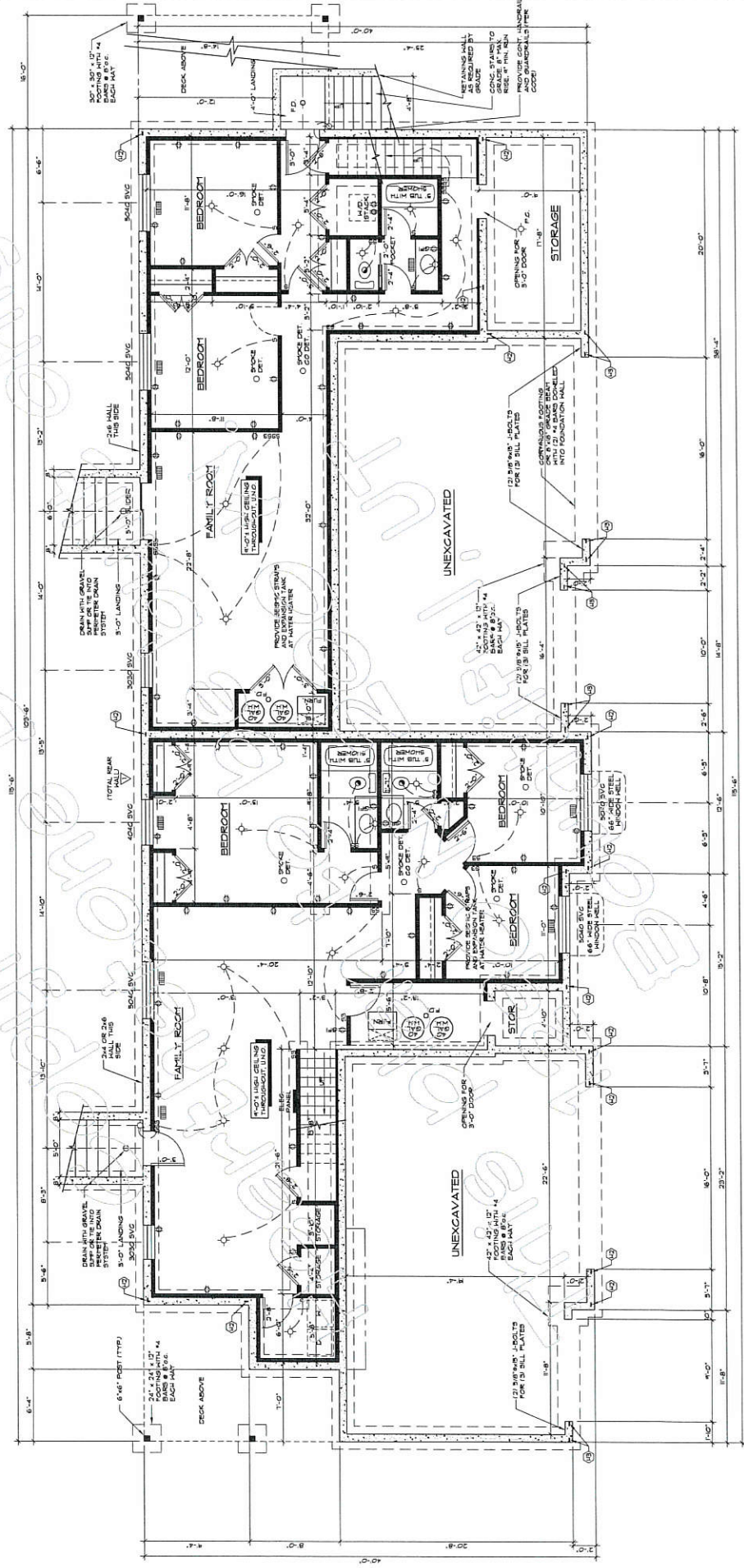


REAR ELEVATION
SCALE: 1/4" = 1'-0"





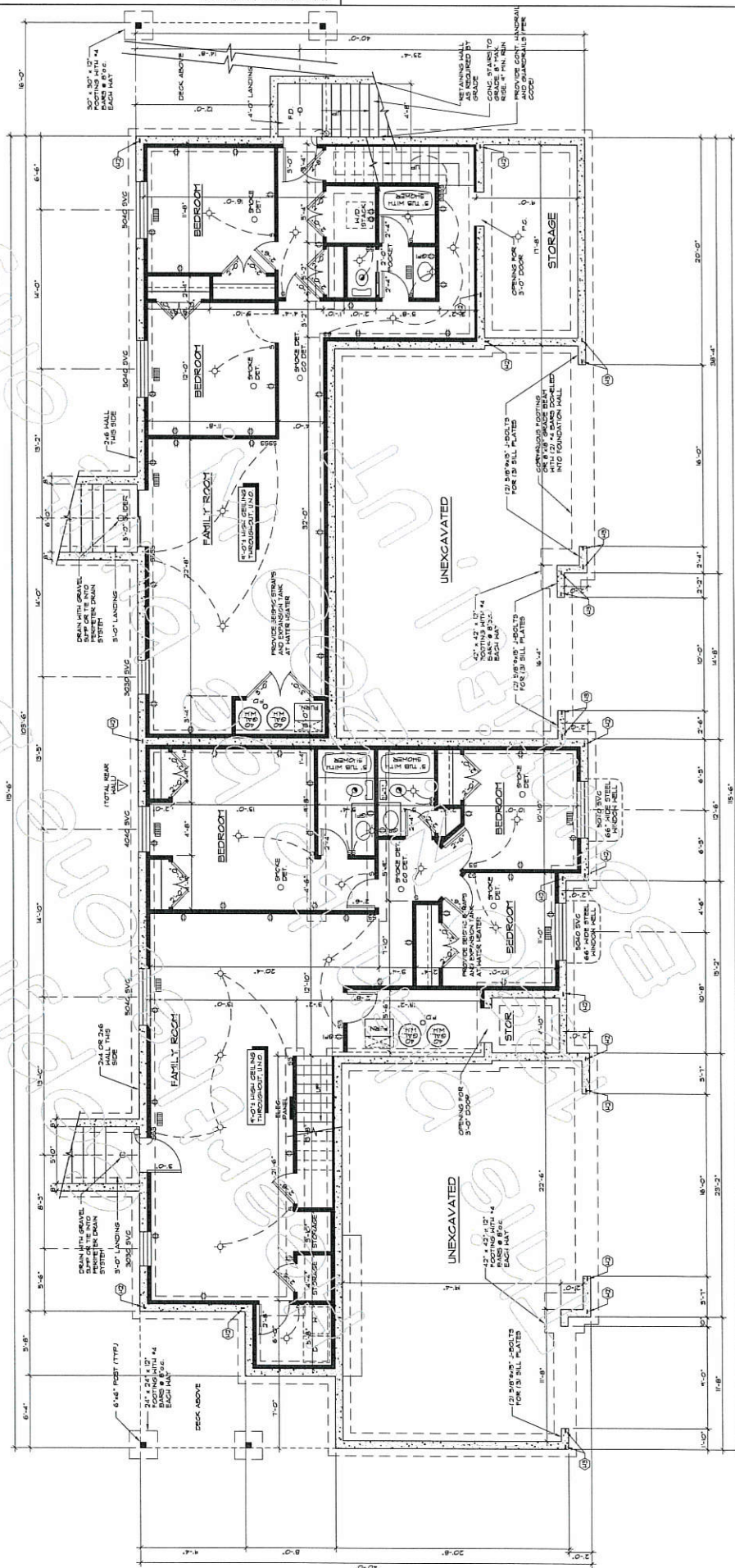
UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BONUS ROOM PLAN
 SCALE: 1/4" = 1'-0"
 STAIR SECTION
 SCALE: 1/4" = 1'-0"
 BONUS ROOM SECTION
 SCALE: 1/4" = 1'-0"



FOOTING AND FOUNDATION PLAN
 SCALE 1/4"=1'-0"
 100% COMPLETE
 100% COMPLETE
 100% COMPLETE

HANCOCK, GREG AND ANDREA
1290 N. 200 W.
BOUNTIFUL, UTAH
DATE: 11 JUNE 2015

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MAIN FLOOR PLAN

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